

**RIVERWOOD HOA**  
**Balance Sheet**  
As of September 30, 2024

Sep 30, 24

**ASSETS**

Current Assets

Checking/Savings

NW Bank - Reserves 157,537.54

US Bank - Operating Checking 21,594.08

Total Checking/Savings 179,131.62

Accounts Receivable

Accounts Receivable -12,591.83

Total Accounts Receivable -12,591.83

**Total Current Assets 166,539.79**

Fixed Assets

Property & Equipment

Accumulated Depreciation -1,947.00

Furniture & Fixtures 1,947.00

Replaced Roofs 606,283.20

Total Property & Equipment 606,283.20

**Total Fixed Assets 606,283.20**

**TOTAL ASSETS 772,822.99**

**LIABILITIES & EQUITY**

Liabilities

Long Term Liabilities

N/P Northwest Bank 295,433.26

Total Long Term Liabilities 295,433.26

**Total Liabilities 295,433.26**

Equity

Opening Balance Equity 402,424.34

Unrestricted Net Assets 66,623.28

Net Income 8,342.11

Total Equity 477,389.73

**TOTAL LIABILITIES & EQUITY 772,822.99**

**RIVERWOOD HOA**  
**Profit & Loss**  
**September 2024**

Sep 24

Ordinary Income/Expense

Income

**OPERATING INCOMES**

Fees	47,480.00
Garage Rentals (\$100 x 15 x12)	1,500.00
Interest and Other Income	4,537.43

**Total OPERATING INCOMES** 53,517.43

**Total Income** 53,517.43

**Gross Profit** 53,517.43

Expense

**OPERATING EXPENSES**

**Administration**

Debt Service	5,329.57
Insurance	3,030.75
Legal Expenses	628.50

**Total Administration** 8,988.82

**LANDSCAPE**

Contract/Year	4,893.00
Trees & Other Landscaping	4,545.64

**Total LANDSCAPE** 9,438.64

**MAINTENANCE**

General Repairs	1,200.00
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**Total MAINTENANCE** 1,200.00

**POOL**

Emergency Telephone	62.92
Supplies	82.85

**Total POOL** 145.77

**Recreation**

Rec. Room Cleaning	120.00
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**Total Recreation** 120.00

**Utiities**

Electricity	528.62
Garbage	4,015.00
Gas	882.46
Water	19,856.01

**Total Utiities** 25,282.09

**Total OPERATING EXPENSES** 45,175.32

**Total Expense** 45,175.32

**Net Ordinary Income** 8,342.11

**Net Income** 8,342.11

## RIVERWOOD HOA Profit & Loss Budget Performance September 2024

	<u>Sep 24</u>	<u>Budget</u>	<u>Sep 24</u>	<u>YTD Budget</u>
Ordinary Income/Expense				
Income				
<b>OPERATING INCOMES</b>				
Fees	47,480.00	46,000.00	47,480.00	46,000.00
Garage Rentals (\$100 x 15 x12)	1,500.00	1,500.00	1,500.00	1,500.00
Interest and Other Income	4,537.43	500.00	4,537.43	500.00
Lost Income - Past Due Accounts	0.00	-250.00	0.00	-250.00
<b>Total OPERATING INCOMES</b>	<u>53,517.43</u>	<u>47,750.00</u>	<u>53,517.43</u>	<u>47,750.00</u>
<b>Total Income</b>	<u>53,517.43</u>	<u>47,750.00</u>	<u>53,517.43</u>	<u>47,750.00</u>
<b>Gross Profit</b>	53,517.43	47,750.00	53,517.43	47,750.00
Expense				
<b>OPERATING EXPENSES</b>				
<b>Administration</b>				
Accounting	0.00	208.33	0.00	208.33
Debt Service	5,329.57	5,329.57	5,329.57	5,329.57
Income Tax	0.00	0.00	0.00	0.00
Insurance	3,030.75	3,032.66	3,030.75	3,032.66
Legal Expenses	628.50	83.33	628.50	83.33
Licenses and Fees	0.00	4.16	0.00	4.16
Office	0.00	83.33	0.00	83.33
Taxes, Property	0.00	0.00	0.00	0.00
<b>Total Administration</b>	<u>8,988.82</u>	<u>8,741.38</u>	<u>8,988.82</u>	<u>8,741.38</u>
<b>LANDSCAPE</b>				
Contract/Year	4,893.00	4,745.92	4,893.00	4,745.92
Trees & Other Landscaping	4,545.64	2,333.33	4,545.64	2,333.33
<b>Total LANDSCAPE</b>	<u>9,438.64</u>	<u>7,079.25</u>	<u>9,438.64</u>	<u>7,079.25</u>
<b>MAINTENANCE</b>				
General Repairs	1,200.00	5,000.00	1,200.00	5,000.00
<b>Major Repairs</b>				
New Siding & Painting, DW 20	0.00	0.00	0.00	0.00
Painting 12 Houses	0.00	2,916.66	0.00	2,916.66
Major Repairs - Other	0.00	0.00	0.00	0.00
<b>Total Major Repairs</b>	<u>0.00</u>	<u>2,916.66</u>	<u>0.00</u>	<u>2,916.66</u>
<b>Total MAINTENANCE</b>	<u>1,200.00</u>	<u>7,916.66</u>	<u>1,200.00</u>	<u>7,916.66</u>
<b>POOL</b>				
County Health Dept. License	0.00	54.17	0.00	54.17
Emergency Telephone	62.92	31.25	62.92	31.25
Labor	0.00	291.67	0.00	291.67
Misc. Repairs	0.00	125.00	0.00	125.00
Supplies	82.85	166.66	82.85	166.66
<b>Total POOL</b>	<u>145.77</u>	<u>668.75</u>	<u>145.77</u>	<u>668.75</u>
<b>Recreation</b>				

## RIVERWOOD HOA

### Profit & Loss Budget Performance

September 2024

	<u>Sep 24</u>	<u>Budget</u>	<u>Sep 24</u>	<u>YTD Budget</u>
General	0.00	47.50	0.00	47.50
Rec. Room Cleaning	120.00	66.66	120.00	66.66
<b>Total Recreation</b>	<b>120.00</b>	<b>114.16</b>	<b>120.00</b>	<b>114.16</b>
<b>Utilities</b>				
Electricity	528.62	275.00	528.62	275.00
Garbage	4,015.00	4,015.00	4,015.00	4,015.00
Gas	882.46	250.00	882.46	250.00
Water	19,856.01	14,333.33	19,856.01	14,333.33
<b>Total Utilities</b>	<b>25,282.09</b>	<b>18,873.33</b>	<b>25,282.09</b>	<b>18,873.33</b>
<b>WEB Site Development</b>	<b>0.00</b>	<b>41.66</b>	<b>0.00</b>	<b>41.66</b>
<b>Total OPERATING EXPENSES</b>	<b>45,175.32</b>	<b>43,435.19</b>	<b>45,175.32</b>	<b>43,435.19</b>
<b>Total Expense</b>	<b>45,175.32</b>	<b>43,435.19</b>	<b>45,175.32</b>	<b>43,435.19</b>
<b>Net Ordinary Income</b>	<b>8,342.11</b>	<b>4,314.81</b>	<b>8,342.11</b>	<b>4,314.81</b>
<b>Net Income</b>	<b><u>8,342.11</u></b>	<b><u>4,314.81</u></b>	<b><u>8,342.11</u></b>	<b><u>4,314.81</u></b>